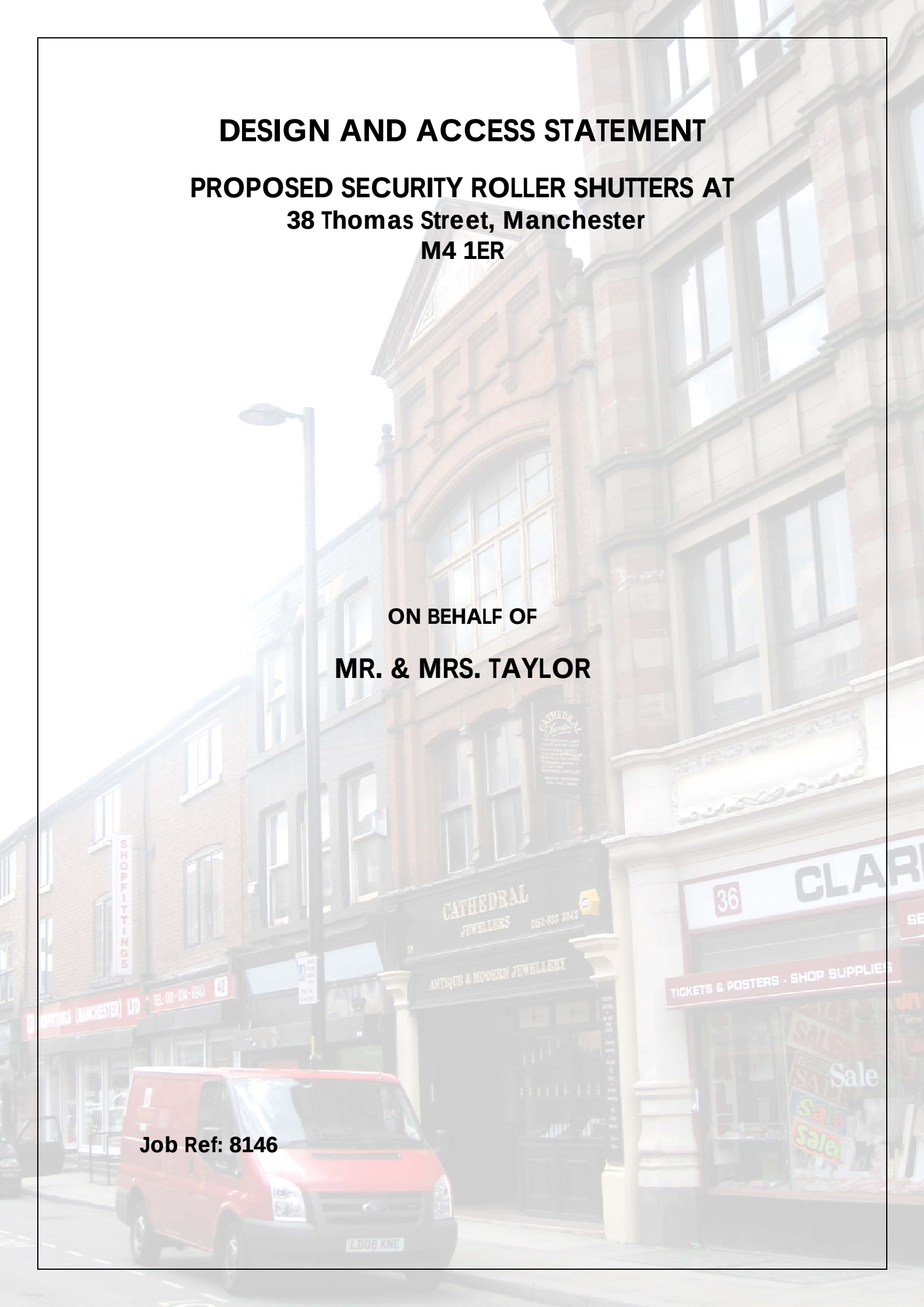
DESIGN AND ACCESS STATEMENT

PROPOSED SECURITY ROLLER SHUTTERS AT
38 Thomas Street, Manchester
M4 1ER



ON BEHALF OF

MR. & MRS. TAYLOR

Job Ref: 8146

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1. The Application

This application seeks planning consent for the installation of 2No. Roller Shutters to the rear doors of 38 Thomas Street, Manchester.

2. Context

The above-mentioned site is currently occupied by a three-storey building and basement with the ground floor level currently in operation and utilised by Cathedral Jewellers. The building is positioned along Thomas Street and is situated in the centre of Manchester.

Located within the centre of Manchester the premises have the benefit of use of the wide range of public transport networks listing from trains, buses and metrolink services. The site is situated an approximate 350 metres walk from Market Street, Manchester's central commercial district.

3. The Existing Design

The existing design of 38 Thomas Street resembles that of the early to mid 20th century and contains three storeys and a basement. The principal elevation fronting Thomas Street contains various architectural effects in the form of decorative brick and soldier coursing; stone window surrounds; decorative finials and corbels and gabled pediment. The main point of internal access is located off Thomas Street with access provided to the rear of the property for service /maintenance uses.

Internal access throughout the building is provided by a series of staircases located towards the rear of the building.

4. The Proposed Design

Externally we are proposing to providing two new security roller shutters to the two doors on the rear elevation. To the rear of the property, our client has already installed two CCTV cameras together with an internal roller shutter to the window and security door following advice received from Design for Security.

Unfortunately due to site restrictions the two doors at the rear of the property must open inwards. This not only prevents internal roller shutters being installed, but visually gives the impression of a possible vulnerability within the design in relation to security. Currently number of break ins has been limited to one (23rd January 2012 - Crime reference number 012077F/12; incident reference number 178), however there have also been numerous unsuccessful attempts to gain access. Although the existing security doors in essence are successfully preventing any break ins, the numerous attempts serves only to deteriorate their effectiveness and results in frequent and costly maintenance.

We believe that due to the nature of our clients business (A Jeweller) that the items above do not act as enough of a deterrent to potential burglars as the reward is so high and evidence would appear to collaborate this theory.

It is also our belief that by installing the two surface mounted security roller shutters, this would eradicate the perceived security vulnerability, resulting in significantly less break in attempts as well as reducing maintenance costs.

5. Design Impact

Aesthetically our proposal will have no effect on the Thomas Street, Street Scene. It will have a minimal effect on the Back Turner Street, Street Scene. The proposed surface mounted roller shutters reflects their necessary use on nearby/adjacent properties. Given that our clients business is a jeweller, their requirement for security goes above and beyond the requirements of other properties within the area. Our clients have had to endure armed raids with shotguns in the past - independent of the Manchester riots. Our clients fear a reoccurrence as their security is not to the maximum that we can achieve.



View from Google Maps showing both roller shutters located on both the neighbouring property and facing property.

6. Access

We do not propose to alter the existing vehicular/pedestrian access arrangements to or from the site.

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